

BILL NO. Z-76-02-06

ZONING MAP ORDINANCE NO. Z- Last

AN ORDINANCE amending the City of Fort Wayne Zoning Map No. BB5

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That the area described as follows is hereby designated a B 3 B District under the terms of Chapter 36, Municipal Code of the City of Fort Wayne, Indiana, 1946, as amended by General Ordinance No. 2836 and amendments thereof; and the symbols of the City of Fort Wayne Zoning Map No. BB5, referred to therein, established by Section 9, Article III of said Chapter as amended, are hereby changed accordingly, to-wit:

Lot 113 and 114 C.S. & W.B. Bashes  
Addition, generall located on the  
northeast corner of High and Leora Sts.

SECTION 2. This Ordinance shall be in full force and effect from and after its passage, approval by the Mayor and legal publication thereof.

  
Councilman

APPROVED AS TO FORM  
AND LEGALITY,

  
CITY ATTORNEY

Read the first time in full and on motion by Burns, seconded by Hinga, and duly adopted: read the second time by title and referred to the Committee on Regulations (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 197\_\_\_\_, at \_\_\_\_\_ o'clock P.M., E.S.T.

Date: 2/10/76

Charles W. Hester  
CITY CLERK

Read the third time in full and on motion by Burns, seconded by Hinga, and duly adopted, placed on its passage. ~~Passed~~ (LOST) by the following vote:

|             | AYES     | NAYS     | ABSTAINED | ABSENT   | TO-WIT |
|-------------|----------|----------|-----------|----------|--------|
| TOTAL VOTES | <u>0</u> | <u>8</u> |           | <u>1</u> |        |
| BURNS       | _____    | <u>X</u> | _____     | _____    | _____  |
| HINGA       | _____    | <u>X</u> | _____     | _____    | _____  |
| HUNTER      | _____    | <u>X</u> | _____     | _____    | _____  |
| MOSES       | _____    | <u>X</u> | _____     | _____    | _____  |
| NUCKOLS     | _____    | _____    | _____     | <u>X</u> | _____  |
| SCHMIDT, D. | _____    | <u>X</u> | _____     | _____    | _____  |
| SCHMIDT, V. | _____    | <u>X</u> | _____     | _____    | _____  |
| STIER       | _____    | <u>X</u> | _____     | _____    | _____  |
| TALARICO    | _____    | <u>X</u> | _____     | _____    | _____  |

DATE: 4-13-76

Charles W. Hester  
CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (Zoning Map) (General) (Annexation) (Special) (Appropriation) Ordinance (Resolution) No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 197\_\_\_\_.

ATTEST:

(SEAL)

CITY CLERK

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the \_\_\_\_\_ day of \_\_\_\_\_, 197\_\_\_\_, at the hour of \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.S.T.

CITY CLERK

Approved and signed by me this \_\_\_\_\_ day of \_\_\_\_\_, 197\_\_\_\_, at the hour of \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.S.T.

MAYOR

RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on February 10, 1976, referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-76-02-06; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on March 15, 1976;

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that such proposed ordinance DO NOT PASS for the reasons that no need has been shown for the Land Use Plan to be amended, the amendment will not be in the best interest of and benefit to the area involved and of and to the City, and the amendment will be detrimental to and conflicts with the overall City Plan; and,

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held March 22, 1976.

Certified and signed this  
29th day of March, 1976.

*Joseph N. Adair*

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Joseph N. Adair  
Secretary

Bill No. Z-76-02-06

REPORT OF THE COMMITTEE ON REGULATIONS

We, your Committee on Regulations to whom was referred an Ordinance  
amending the City of Fort Wayne Zoning Map No. BB5

have had said Ordinance under consideration and beg leave to report back to the Common  
Council that said Ordinance As not PASS.

John Nuckols - Chairman

Paul M. Burns - Vice-Chairman

Vivian G. Schmidt

Winfield C. Moses, Jr.

Donald J. Schmidt

*Paul M. Burns*  
*Vivian G. Schmidt*  
*Winfield C. Moses, Jr.*  
*Donald J. Schmidt*

DATE 4-13-76 CONCURRED IN

## RECEIPT

GENERAL FUND

No 043

FT. WAYNE, IND.

19

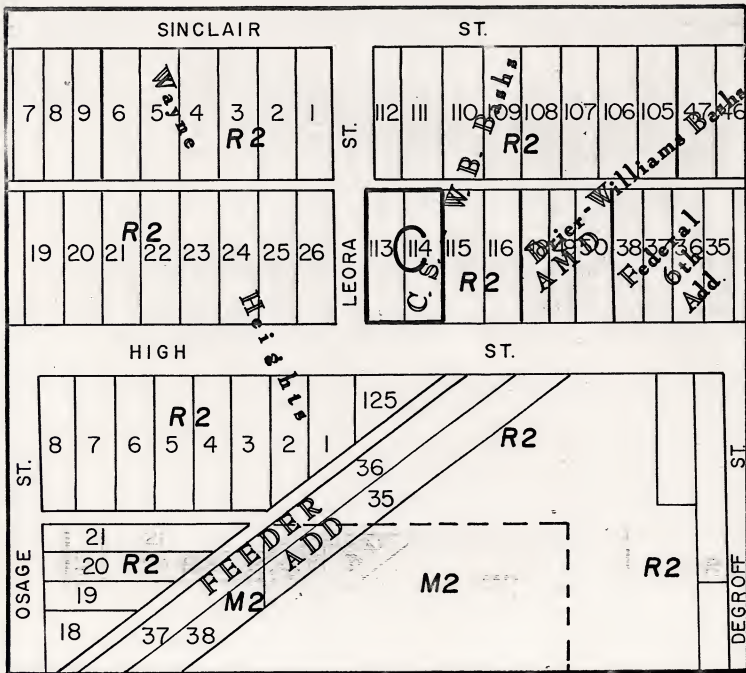
RECEIVED FROM

THE SUM OF

ON ACCOUNT OF

Jan 23 76  
Kenneth Lawrence \$ 50.00  
Fifty dollars & 00/100 DOLLARS  
Refining - Lot # 113 & 114  
CS & BB Bldg. Uddn  
A. Lawrence

AUTHORIZED SIGNATURE



N



TO: COMMON COUNCIL OF THE  
CITY OF FORT WAYNE, INDIANA

Date Filed \_\_\_\_\_

Intended Use \_\_\_\_\_

I/We KENNETH LANGUELL

(Applicant's Name or Names)

do hereby petition your Honorable Body to amend the Zoning Map of Fort Wayne, Indiana,  
by reclassifying from a/an R-2 district to a/an B-3-B district the  
property described as follows:

LOT 113 & 114 C.S. & W.B. BASHS ADD.

(Legal Description)

(General Description for Planning Staff Use Only)

I/We, the undersigned, certify that I am/We are the owner(s) of fifty-one percentum  
(51%) or more of the property described in this petition.

Kenneth E. Languell

1342 High St.

Kenneth E. Languell

(Name)

(Address)

(Signature)

Legal Description Checked By: \_\_\_\_\_

(City Engineer)

NOTE FOLLOWING RULES:

All requests for continuances or requests that ordinances be taken under advisement shall be filed in writing in the office of the City Plan Commission by noon on the Wednesday preceding the meeting of the City Plan Commission at which the ordinance is to be considered. If the request for a continuance or advisement is filed within the required time, the matter will not be put on the agenda for that meeting. It shall be the obligation of the petitioner to notify the same property owners which the Plan Commission had notified by mail that the hearing has been postponed or rescheduled and inform them of the time and place of the meeting at which the ordinance will be considered. All withdrawals of the ordinances must be made in writing prior to the Plan Commission's vote on the ordinance.

Name and address of preparer, attorney or agent:

Kenneth E. Languell

(Name)

1342 High St.

(Address)

422-8342

(Telephone Number)

NEBRASKA NEIGHBORHOOD ASSOCIATION

1240 West Main Street  
Fort Wayne, Indiana 46808

March 11, 1976

Mr. Russell Francies  
930 St. Mary's Ave.  
Fort Wayne, Indiana 46808

Dear Mr. Francies:

The Plan Committee of the Nebraska Neighborhood Association reviewed your request to rezone the property at the corner of Burgess and St. Mary's (930 St. Mary's ) from B1B to B3B. After much discussion, the committee voted and it was decided that they could not endorse the zoning request change.

The Committee felt that a B3B would encourage other properties to rezone and the area should be scheduled for rehabilitation and that a used car lot would not be a benefit to the neighborhood.

If you should have any questions, please feel free to drop in at the office or give us a call.

Sincerely,

*Vicki Bates*

Vicki Bates, President  
Nebraska Neighborhood Association

*Etta Krumwiede*

Etta Krumwiede, Chairperson  
Plan Committee

VB,EK/sm



cc: City Plan Department  
Community Development and Planning: Neighborhood Care

NEBRASKA NEIGHBORHOOD ASSOCIATION

1240 West Main Street  
Fort Wayne, Indiana 46808

March 11, 1976

City Plan Commission  
City-County Building  
One Main Street  
Fort Wayne, Indiana 46802

Dear Sirs:

Re: Bill No. Z-76-02-06

It has been brought to our attention that there is a request for a change in zoning in the Nebraska area, to be specific, lots #113 and #114 C.S. & W.B. Bash's Addition, from an R2 to a B3B.

It is at this time, that we strongly recommend the rejection of this request. The Association cannot endorse this change in zoning. We feel that this request can do nothing except hurt the makeup of the now stable residentially zoned neighborhood. Enclosed is a petition, with 51 signatures, from the residents of the area who would be most effected by this change and people who are interested in keeping the neighborhood residential. In keeping with this, there has been a request for a single family residence to be built on Sinclair and at the corner of High and Osage is a lot under consideration by the Fort Wayne Housing Authority for a single family residence. We must point out the fact that these homes will be built and are considered being built in this area because of its stability as a residential neighborhood.

As you are probably aware of, the neighborhood is participating in the Community Development Program and we have done preliminary work on the Nebraska Sketch Plan. The people are much more aware of their neighborhood and are very adamant in their feelings about this request.

If you would have any questions or need additional information, please contact us.

Sincerely,

*Vicki Bates*

Vicki Bates, President  
Nebraska Neighborhood Association

and

*Etta Krumwiede*

Etta Krumwiede, Chairperson  
Nebraska Plan Committee

enc: 3

cc: Mr. Gary Baeten

Mr. Richard Wanush

TO WHOM THIS MAY CONCERN:

This is to certify that WE, the Property Owners of, an in  
<sup>1300 block</sup> around the 1400 block High Street <sup>OSAGE ST AND SINCLAIR</sup> are not in accord with  
 the changing of the Zoning from a R-2 to B-3B.

We do not want it changed to a Business Zone.

| Name                  | Address           |
|-----------------------|-------------------|
| Mr & Mrs Robert Crist | 1334 High Street  |
| Ben Crist             | 1334 High Street  |
| Robert J Crist        | 1334 High Street  |
| Mrs Florence Brown    | 1316 High Street  |
| Mrs E. E. Weaver      | 1110 Osage St.    |
| Mrs. Ralph Haggin     | 1124 Osage        |
| Mr. Ralph Haggin      | 1124 Osage -      |
| Mr Richard Peice      | 1130 Osage        |
| Mrs Richard Peice     | 1130 Osage        |
| AM Peice              | 1178 Osage        |
| Mrs Anne Peice        | 1128 Osage        |
| Clarence E. Hummel    | 1512 High St.     |
| Mrs Lucie Hummel      | 1514 High St      |
| Mr. James Hummel      | 1514 High St.     |
| Francis Helen Wagner  | 1516 Sinclair St  |
| Larry W. Miley        | 1503 Sinclair St  |
| Donna W. Miley        | " " "             |
| Larry Murrell         | 1430 Sinclair     |
| Mrs Lester C. Miller  | 1414 Sinclair St  |
| Mrs. Vaughn Brickley  | 1414 Sinclair St. |
| Vaughn P. Brickley    | 1414 Sinclair St. |

TO WHOM THIS MAY CONCERN:

This is to certify that WE, the Property Owners of, an in  
 around the <sup>1300 and</sup> 1400 block High Street <sup>CEASE STAND SILENT</sup> are not in accord with  
 the changing of the Zoning from a R-2 to B-3B.

We do not want it changed to a Business Zone.

Name

Address

|                          |                          |
|--------------------------|--------------------------|
| Lucille E. Zee           | 1427 High St             |
| Betty L. Wynn            | 1430 High St             |
| Glenn D. Wynn            | 1430 High St             |
| Wayne Walburn            | 1405 High St.            |
| Freida Walburn           | 1405 High St             |
| Vivian Lynn              | 1416 High St             |
| Eloise Lynn              | 1416 High St             |
| Victor R. Neff           | 1402 High St.            |
| Emily H. Neff            | 1402 High St             |
| Carl E. Round            | 1310 High St.            |
| Mary J. Goings           | 1306 High St.            |
| George Goings            | 1306 High St.            |
| <del>Emm Sedgewick</del> | <del>1232 High St.</del> |
| <del>Emm Shick</del>     | <del>1207 High St.</del> |
| Mrs. V.C. Standing       | 1409 High St.            |
| Ruell F. Merty           | 1413 High St.            |
| Beulah Merty             | 1413 High St.            |
| Edna Merty               | 1415 High St.            |
| Jaymon B. Deuer          | 1418 High St.            |
| Jayce M. Deuer           | 1418 High St.            |

TO WHOM THIS MAY CONCERN:

this is to certify that WE, the Property Owners of, an in  
<sup>1300 and</sup> <sup>CEASE St. AND Sinclair</sup>  
 around the 1400 block of High Street are not in accord with  
 the changing of the Zoning from a R-2 to B-3B .  
 We do not want it changed to a Business Zone.

| Name                | Address           |
|---------------------|-------------------|
| Robert Lechner      | 1509 High St      |
| Paul Wyatt          | 1603 High St.     |
| James E. Wyatt      | 1603 High St.     |
| Frankail J. Grogone | 1605 High St      |
| Charles G. Grogone  | 1605 High St.     |
| Orilla Stindler     | 1602 High St.     |
| Harro Biddle        | 1522 S.ulling     |
| Mr. Batten          | 1513 Sinclair St. |
| Mrs. Harrie Depew   | 2417 Sinclair St  |
| Richard Applegate   | 1333 Sinclair St. |
| Dorothy Jackson     | 1333 Sinclair St. |
| Michael Jackson     |                   |

For Toning                      Against Toning.  
Kenneth E. Buckmaster  
1619 Howell St.  
422-2704 ~~Police~~ Deputy Chief.  
Police Dept.

Clyde Mayer  
1229 Sinclair St  
743-4572  
City Street General Foreman



I called Tom Manning he told me he could not find any reason way not.

~~I~~ I also talked with Walter Stout about the traffic, and he said he could not foresee any traffic ~~area~~ problems on Leora street or high St.

Benneth E. Leurguel  
1342 high St.

For Zoning      against Zoning

Mrs Mildred Baker

1409 Sinclair St

427-9981

Mrs. Billie Hartman

1409 1/2 Sinclair

Mrs. Mrs. Bernard Schinkel

1324 Sinclair St.

Myrtle Overly

1320 Sinclair St

426-9521

Mr. & Mrs. Don Douglas

1337 Sinclair St.

422-1680

Mr. Richard Dyer

1312 High

436-5153

Mr & Mrs. Harry McKeever

1339 Sinclair St.

426-5924

Russell Bayler

1321 Sinclair St

422-0342

Mr & Mrs Joe Sparks

1318 High

426-7762



For Zoning      against Zoning

Mr & Mrs Thomas M. Rody

1313 Sinclair 743-8691

Thomas J. Doyle

1324 High St.

435-6503

Gannen H. Sena

1320 High St

Fort Wayne Ind

427-6098

Ray Oelpke

1425 S. N. C. Ave

743-4233

Sylvia Cruse

1505 Sinclair St.

437-2252

Mr. & Mrs. Herman E. Conrad

1515 Sinclair St.

422-0894

Mr. & Mrs. Michael Jackson

1333 Sinclair St.

St. Wayne, Ind.

## DIGEST SHEET

TITLE OF ORDINANCE Zoning Map Amendment Ordinance 3-76-02-06DEPARTMENT REQUESTING ORDINANCE Community Development and PlanningSYNOPSIS OF ORDINANCE Petitioners are requesting the rezoning of the  
following described property:Lots # 113 and # 114 C. S. & W. B. Bash's Addition, generally located on the  
northeast corner of High Street and Leora StreetFrom "R2" to "B3B"EFFECT OF PASSAGE Property is presently zoned an "R2" District -  
Two family residential. Petitioners are requesting a "B3B" District - General  
Business.EFFECT OF NON-PASSAGE Property would remain an "R2" DistrictMONEY INVOLVED (Direct Costs, Expenditures, Savings) noneASSIGNED TO COMMITTEE (J.N.) Regulation JH